Memorandum

Date: September 13, 2004

To: James Corless, Valerie Knepper

From: Paul Fassinger, Kearey Smith

Subject: MTC/ ABAG Bay Area TOD Study:

Task 3c: Future Population, Households and Employment Data and Analysis in the Smart Growth TOD Zones

Task 3c identifies the future population, households and employment within the TOD Study Zones defined for this study. This data is obtained from ABAG's *Projections 2003* biannual forecast for the Bay Area region. Summaries are provided for the entire regional TOD Study Zone area, as well as discreet TOD Study Zones within the region for the 2030 forecast period.

Discussion

ABAG's Projections 2003 forecast is disaggregated into individual estimates for each of the Bay Area's 1405 census tracts. This level of specificity makes it a good basis for determining the forecast for the TOD study areas. However, because the geography of the TOD study areas, which are principally groupings of several census blocks, is different from the census tract geography of the *Projections 2003* forecast, a method is needed to recast the population, households and employment forecast from the census tract level to the TOD study area.

After a careful analysis of the TOD study areas, we have found that TOD areas can be portions of a single tract, aggregations of multiple census tracts, and most often portions of multiple census tracts. Since the forecast identifies population, households and employment attributes for each TOD study area, it would be a vast oversimplification to use a single measure, like the proportion of a census tract's total area contained within the TOD study area, or the proportion of a tract's 2000 population in a TOD area, to construct the TOD study area forecasts. In order to account for the disparate geography between the Projections 2003 census tracts, and the TOD Study Zones, ABAG has developed a methodology that is based upon assumptions related to (1) Local Development Potential obtained from ABAG's Local Policy Survey Database, (2) the Smart Growth Vision, and (3) Existing Conditions (Census 2000).

Assumptions

In order to appropriately assign future growth identified by the *Projections 2003* census tract forecast, into the TOD Study Zones, and ensure that the pattern of growth identified at the census tract level is reflected by the TOD Study Zones, policy and land use based assumptions were made using the following factors:

- Local Policy Survey
- Smart Growth Vision
- Existing Conditions (Base Year)

ABAG Local Policy Survey: Defining Development Potential

A key determinant of the location for future growth is described as development potential, or the amount of land that is available for future residential, commercial and industrial development. The availability and purpose of that land is controlled by factors like local general plans and zoning, and can differ significantly from existing land use.

Development potential is the original factor used in assigning the *Projections 2003* forecast from the more general to more specific geographic areas. The development potential is differentiated between residential, commercial and industrial land uses, and quantified by each five year time period in the forecast. This development potential is collected, and assigned to a census tract in ABAG's Local Development Policy Survey database.

Smart Growth Vision: Policy-based Assumptions for Future Growth

The *Projections 2003* forecast incorporates policy-based assumptions determined by the Smart Growth Vision. These assumptions reflect the impact of smart-growth related policies and incentives that could be used to shift development patterns from historical trends toward better jobs-housing balance, increased preservation of open space, and development of urban and transit-accessible areas.

Existing Conditions: Timing of Policy Change Impacts

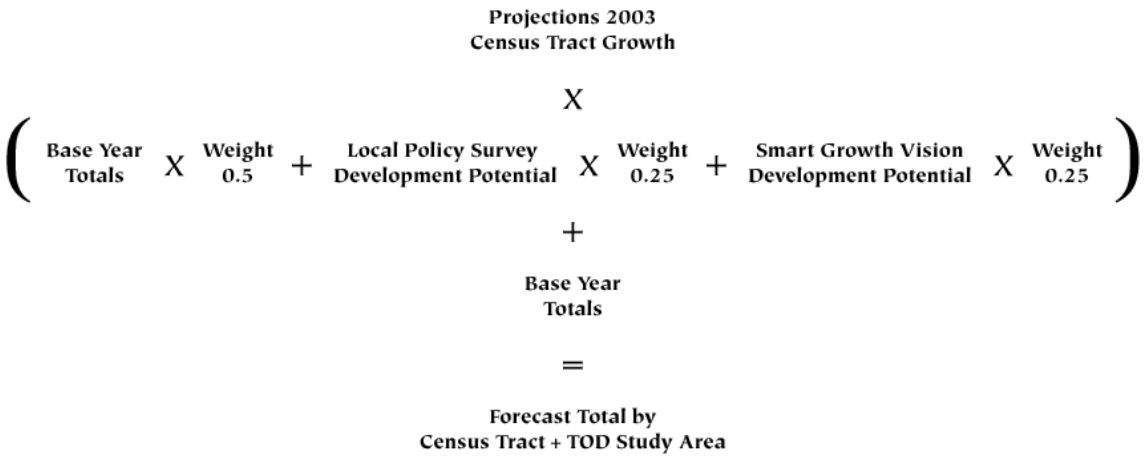
The *Projections 2003* forecast assumes that any effect of policy changes to the forecasts will not occur for a number of years. Therefore, changes in land use and/or transportation policies that would impact development in the region must occur in the context of the existing conditions and policy frameworks.

Methodology

ABAG has developed a correspondence between census tracts and the TOD Study Zones that is based upon the above assumptions. This correspondence is used to disaggregate the population, employment and household growth identified in the *Projections 2003* census tract forecast to each TOD Study Zone. Spatial analysis is used to identify the proportion of population, households, and employment for Existing Conditions (Base Year 2000), *Projections 2003,* and the Smart Growth Vision, within the combined geography of census tracts, and TOD Study Zones. This

proportion or split of total population, households and employment by the combined census tract + TOD Study Zone area is weighted in a formula that is used to assign growth to the Base Year totals. See Figure 1.

Figure 1. Formula for Calculating TOD Study Zone Forecast Totals



We then summarize by TOD Study Zone to determine the total population, households and employment in 2030.

Deliverables

A regional TOD summary comparing future population, households and employment in 2030 by transit mode is included (Attachment A). ABAG has developed a personal geodatabase to store all relevant data for this project. The Summaries and comparisons by TOD Study Zone and mode of transit are included in this database. ABAG is providing this information to the consultant in digital form. Please refer to the readme file contained on the CDROM for additional information describing the media provided with this submittal.

Task 3d: Smart Growth Vision Population and Employment Data and Analysis in the Smart Growth TOD Zones

ABAG has been asked to provide a summary and comparison of the Smart Growth Vision, Projections 2003 forecast and current conditions for population, households, and employment characteristics within the TOD Zones identified for this study. The Smart Growth Vision database identifies population, households and employment for the year 2025. This database is used as one factor to describe development potential for the Projections 2003 policy based forecast.

Deliverables

A regional TOD summary comparing Smart Growth Vision population, households and employment in 2025 by transit mode is included (Attachment B). The Summaries and comparisons by TOD Study Zone and mode of transit are included in this database. ABAG has

developed a personal geodatabase to store all relevant data for this project. ABAG is providing this information to the consultant in both hard copy and digital form. Please refer to the readme file contained on the CDROM for additional information describing the digital media provided with this submittal.

Task 3e: Analysis of general plan designations in the Smart Growth TOD Zones

ABAG has been asked to collect planned land use data from the General Plan documents of applicable Bay Area jurisdictions for the TOD Study Zones identified for this project. Due to the high variability of planned land use designations identified by bay area jurisdictions general plan documents, a process was developed to generalize the planned land use data into regional land use classifications. A correspondence was developed in order to classify all planned land uses into the appropriate regional classification. The table below identifies the Regional Classifications used for this study.

Table: Generalized Planned Land Use

Definition	DU/AC Low	DU/AC High
Agricultural, which includes intensive agriculture, extensive agriculture, general agriculture, grazing land	-	-
Urban reserve	-	-
Open space and public lands	-	-
Public Facilities which includes schools, institutional, public/quasi-public facilities	-	-
Industrial, which includes heavy industry and light industry	-	-
High density commercial, which includes downtown commercial, office commercial, highway commercial, civic centers, regional commercial, and other land use with the features of high density commercial	-	-
Low density commercial, which includes neighborhood commercial, general commercial, community commercial, and the commercial land use that is not included in high density commercial	-	-
Mixed use of residential, commercial and/or industrial	-	-
Very high density residential	Greater than 60	
High density residential	40	60
Medium density residential	20	40
Medium-Low density residential	10	20
Low density residential	4	10
Very low density residential	Less than 4	
Planned development, specific plan area, study area	-	-
Water	-	-
Other - Not Determined	-	

Due to the limited availability of information found in local general plans pertaining to density levels for commercial supporting uses (FAR and/or other information that would allow the calculation of total employment allowed in an area), ABAG could not identify job potential using the general plan database prepared for this study. ABAG has however identified general plan housing unit potential using the general plan density attributes for residential land that falls within the TOD Zones. County and regional summaries are provided for total housing unit potential within the TOD Study Zones. Included in this summary is a comparison of the Smart Growth Vision household potential by TOD Study Zone.

Deliverables

A regional TOD summary identifying planned land use acreage by TOD Study Zone is provided (Attachment C). Also provided are county and regional comparisons of general plan land use and Smart Growth Vision housing potential within the TOD Study Zones (Attachment D). ABAG has developed a personal geodatabase to store all relevant data for this project. ABAG is providing this information to the consultant in both hard copy and digital form. Please refer to the readme file contained on the CDROM for additional information describing the digital media provided with this submittal.

J:\PROJECT\TOD Study\Study Deliverables\Task 3\TOD Study ABAG Submittal 2.doc

Readme

Project-TOD Study Database
Personal Geodatabase Contents

GIS Coverages:

Coverage Name	Join Field	Description
TOD_Study_Zones	BLK_KEY	Areas defined as TOD Zones are compiled using census blocks, and are assigned discreet names for tracking and summary purposes.
TOD_Study_Zone_Dissolve	Name	TOD Zones dissolved using the name attribute. Can be used to join tables from the demographic attributes identified for this project.
TOD_Existing_Land_Use	Name ANDERSONC	Existing Land Use for all TOD Zones. Obtained from the 2000 ABAG Existing Land Use database.
TOD_BG	BKG_KEY	Partial coverage of census block groups that intersect the TOD Zones. Can be used to join attribute data from the census block group demographic data using the key field- BKG_KEY.
Block_Groups	BKG_KEY	Census block groups used for the Bay Area.
Smart_Growth_Study_Areas	None	ABAG Smart Growth Study Areas used to define the TOD Study Zones.
AreaTypeBlockGroups	BKG_KEY	Regional Trip Rates by Population Density Category: 1- Urban Core 2- Urban 3- Suburban 4- Rural-Suburban 5- Rural

Demographic and Transportation Mode Tables:

Table Name	Join Field	Description
TOD_Population_Household_Characteristics	Name	Census demographics describing select population and household characteristics for the TOD Zones.
TOD_Employment_by_Sector_Summary	Name	Census demographics describing employment characteristics for the TOD Zones.
TOD_Income_Summary	Name	Census demographics describing income characteristics for the TOD Zones.
TOD_Study_Zones_Mode_Transit_Operator	Name	The Mode, Transit System, and Operator for each transit type are indicated by database fields with the following attributes. 0 = No, 1 = Yes

Existing Land Use Data:

Table Name	Join Field	Description
TOD-Existing-Land-Use-Summary	Name	Existing Land Use for all TOD Zones. Obtained from the 2000 ABAG Existing Land Use database.
lucategory	ANDERSONC	Generalized descriptions for Existing Land Use Database

Future Forecast and Smart Growth Vision- Population and Employment Data:

Table Name	Join Field	Description
TOD-FORECAST	Name	Projections 2003 population, households, and employment Year 2030 totals for the TOD Zones.
TOD-SG-Vision-HH-Jobs	Name	Smart Growth Vision population, households, and employment totals for the TOD Zones.

TOD General Plan Data:

Table Name	Join Field	Description
Regional_Generalized_Planned_Land_Use	Name	Regional General Plan database for areas within the identified TOD Study Zones.

Notes on specific database tables and GIS Coverages:

TOD_Employment_by_Sector_Summary Table:

Field Name	**Description**
Cat_1 =	Agriculture and Natural Resources
Cat_2 =	Manufacturing/ Wholesale/ Transportation/ Utilities
Cat_3 =	Retail
Cat_4 =	Financial and Professional Services
Cat_5 =	Health/ Education/ Recreation
Cat_6 =	Other

Employment Category Information obtained from the CTPP 2000:

Category 1: Agriculture, Forestry, Fishing and Hunting, and Mining

Category 2: Manufacturing, Wholesale Trade, Transportation and Warehousing, and Utilities

Category 3: Retail Trade

Category 4: Professional, Scientific, Management, Administrative, Waste Management Services, Finance, Insurance, Real Estate and Rental and Leasing

Category 5: Educational, Health and Social Services Information, Arts, Entertainment, Recreation, Accommodation and Food Services, Other Services (except Public Administration)

Category 6: Public Administration, Armed forces, Information and Construction

2000 Existing Land Use:

The Existing Land Use Database documentation can be found in the Existing Land Use folder on the CDROM. The Andersonc codes correspond to the land use descriptions contained in this report.

Census 2000 Database tables:

- TOD_Employment_by_Sector_Summary
- TOD_Income_Summary
- TOD_Population_Household_Characteristics

The field designations are reported in the Census 2000 SF1 and SF3 documentation. For convenience, this documentation has been copied to the TOD download folder.

See the following pdf documents:

J:\PROJECT\TOD Study\Study Deliverables\Task 3\SF1 Population Tables.pdf
J:\PROJECT\TOD Study\Study Deliverables\Task 3\SF1 Household Tables.pdf
J:\PROJECT\TOD Study\Study Deliverables\Task 3\SF3 Population Characteristics Tables-Income.pdf

Regional_Generalized_Planned_Land_Use:

Field Name	Description
AG	Agriculture
UR	Urban Reserve
OSPL	Open Space/ Public Lands
PF	Public Facilities
I	Industrial
HDC	High density commercial
LDC	Low density commercial
MU	Mixed Use
VHDR	Very high density residential
HDR	High density residential
MDR	Medium density residential
MLDR	Medium-Low density residential
LDR	Low density residential
VLDR	Very low density residential
PD	Planned Development
Water	Water Bodies
Other	Other - Not Determined

TOD_Study_Zones_Mode_Transit_Operator:

Field Name	Description
E_BRT	Existing BRT*
E_FERRY	Existing Ferry*
E_LT_RAIL	Existing Light Rail*
E_HVY_RAIL	Existing Heavy Rail*
PL_BRT	Planned BRT*
PL_FERRY	Planned Ferry*
PL_LT_RAIL	Planned Light Rail*
PL_HVY_RAI	Planned Heavy Rail*
PR_BRT	Programmed BRT*
PR_FERRY	Programmed Ferry*
PR_LT_RAIL	Programmed Light Rail*
PR_HVY_RAI	Programmed Heavy Rail*
BART	BART*
res_3434	Resolution 3434*
QUALITYBUS	Bus Headways > 15 minutes
FUTURE_POT	Zones without existing quality transit
PR_BART	Programmed BART*
PL_BART	Planned BART*
AC_TRANSIT	AC Transit
ACE_TRAIN	Altamont Commuter Express Train
AMERICAN_C	American Canyon Transit (Napa VINE)
CAPITOL_CO	Capitol Corridor
BENICIA_TR	Benicia Transit
BRENTWOOD	Brentwood Transit
CALTRAIN	CalTrain
CLOVERDALE	Cloverdale Transit
CCCTA	Central Contra Costa Transit Authority
DUMBARTON	Dumbarton Express
EMERYGOROU	Emery-Go-Round
FAIRSUISUN	Fairfield-Suisun Transit
GGHBTD	Golden Gate Transit
HEALDSBURG	Healdsburg Transit
LAVTA	Livermore Amador Valley Transit Authority
MUNI	San Francisco Municipal Railway
NAPA_VINE	Napa Vine
PETALUMA_T	Petaluma Transit
SAMTRANS	SamTrans
SANTAROSA	Santa Rosa CityBus
SONOMACOT	Sonoma County Transit
TRIDELTA	Tri-Delta Transit
UNIONCITY	Union City Transit
VALLEJOTRA	Vallejo Transit
VTA	Santa Clara Valley Transportation Authority
WBERKELEYS	West Berkeley Shuttle
WESTCAT	WESTCAT

YOUNTVILLE Yountville Shuttle (Napa Vine)

* For all those fields marked with a star, please note that a double-count is possible. These zones may have projects that are existing, planned and programmed, within the same mode. For example, the Redwood City Caltrain Station is coded as existing Heavy Rail, because it is has been a station on the Caltrain line for over a hundred years. However, the Dumbarton Rail project is planned to terminate at that station. That project is already receiving fund dispersals through the TIP, and it is in the Transportation 2030 plan. Therefore, that zone is coded as existing, programmed and planned for commuter rail. Similarly, the E-Bart extension in eastern Contra Costa county is receiving fund dispersals in the TIP already, and it is also in the Transportation 2030 plan. However, it does not exist yet, so it is coded as programmed and planned for heavy rail. Therefore, it is important to structure any queries on this database to first pick up existing, then pick up stuff that does not exist but is programmed, then pick up stuff that does not exist, is not programmed, but is planned.

TASK 3C, 3D, 3E Data Summaries

Existing BRT

No Data

Planned BRT

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	21.85	330,701	134,113	279,131
Contra Costa Co.	1.58	15,033	6,720	8,544
Napa Co.	1.45	10,218	4,124	12,210
San Mateo Co.	1.20	8,296	4,243	10,701
Santa Clara Co.	25.25	298,835	106,930	329,914
Solano Co.	1.51	11,624	4,642	6,568
Sonoma Co.	0.68	6,170	2,117	10,922

Programmed BRT

No Data

Existing Ferry

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	2.82	15,555	5,896	23,278
Marin Co.	1.34	8,695	4,454	8,570
San Francisco Co.	1.15	33,219	19,757	195,918
Solano Co.	0.37	6,272	2,721	3,566

Planned Ferry

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Contra Costa Co.	4.05	19,934	7,728	17,483
San Francisco Co.	0.60	3,174	1,405	5,726
San Mateo Co.	2.14	2,916	1,013	18,183
Solano Co.	0.81	3,623	1,530	3,123

Programmed Ferry

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
San Francisco Co.	1.22	20,994	12,826	175,902
San Mateo Co.	1.06	110	34	12,492

Existing Light Rail

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
San Francisco Co.	12.70	362,547	169,830	586,342
Santa Clara Co.	23.93	210,706	75,517	284,409

Planned Light Rail

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
San Francisco Co.	7.32	187,277	88,628	454,836
San Mateo Co.	1.08	11	5	7,571
Santa Clara Co.	16.42	236,600	71,630	160,196

Programmed Light Rail

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
San Francisco Co.	7.32	187,277	88,628	454,836
San Mateo Co.	1.08	11	5	7,571

Existing Heavy Rail

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	9.66	74,114	28,154	80,196
Contra Costa Co.	1.54	18,050	5,487	12,214
San Francisco Co.	3.96	68,880	26,391	67,785
San Mateo Co.	10.61	107,690	44,104	131,401
Santa Clara Co.	16.54	162,309	60,606	236,970
Solano Co.	0.95	7,671	2,498	8,861

Planned Heavy Rail

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	16.78	138,389	46,950	146,319
Contra Costa Co.	12.37	70,661	23,587	32,843
Marin Co.	4.47	22,361	9,561	40,917
San Francisco Co.	2.58	43,595	21,694	211,427
San Mateo Co.	4.27	30,246	9,591	47,667
Santa Clara Co.	18.97	218,745	68,950	227,687
Solano Co.	2.55	12,520	3,985	5,030
Sonoma Co.	5.68	45,630	16,715	37,099

Programmed Heavy Rail

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	6.26	64,422	21,934	47,578
Contra Costa Co.	9.94	58,727	19,272	25,218
San Mateo Co.	3.19	30,235	9,586	40,096
Solano Co.	0.23	-	-	325

Resolution 3434

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	11.02	84,495	27,181	80,691
Contra Costa Co.	10.05	45,637	15,145	27,898
Marin Co.	4.23	20,646	8,825	40,091
San Francisco Co.	1.69	80,396	45,936	347,328
San Mateo Co.	2.83	24,611	7,616	37,304
Santa Clara Co.	16.43	235,548	66,848	162,217
Solano Co.	2.55	12,520	3,985	5,030
Sonoma Co.	5.68	45,630	16,715	37,099

Existing BART

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	23.49	318,534	125,276	285,125
Contra Costa Co.	8.29	85,300	33,788	64,298
San Francisco Co.	5.87	198,365	90,443	439,445
San Mateo Co.	4.71	44,830	14,508	45,918

Programmed BART

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	3.58	15,589	5,355	34,603

Planned BART

County_Name	Sq Miles	Population 2030	Households 2030	Jobs 2030
Alameda Co.	3.58	15,589	5,355	34,603
Santa Clara Co.	7.81	102,598	32,633	134,960

Regional Residential Planned Land Uses within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Agricultural	892	-	95
Open space and public lands	6,026	-	4
Public Facilities	7,383	-	25
Mixed Use	8,038	23,107	192,397
Very high density residential	374	11,313	29,066
High density residential	3,278	41,164	162,308
Medium density residential	7,269	87,938	242,203
Medium-Low density residential	8,156	39,493	127,963
Low density residential	26,847	23,416	207,574
Very low density residential	1,756	1,787	4,794
Planned development	2,036	-	1
Regional Totals	**72,055**	**203,015**	**754,061**
Smart Growth Vision Regional Households			**1,720,369**
		Household Deficit	966,307

Housing Potential is based upon the dwelling units per acre identified in the General Plan documents of the bay area jurisdictions surveyed in this study.

Alameda Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
High density residential	1	5	24
Medium density residential	2,355	16,848	88,890
Low density residential	12,717	6,359	101,737
County Total	2,356	16,853	88,914
Smart Growth Vision			305,508
		Household Deficit	216,594

Contra Costa Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Agricultural	862	-	95
Open space and public lands	929	-	4
Mixed Use	1,409	7,857	21,987
Very high density residential	24	582	2,423
High density residential	328	7,149	15,206
Medium density residential	946	11,622	25,625
Medium-Low density residential	1,113	5,307	17,478
Low density residential	2,993	7,111	24,076
Very low density residential	1,074	1,234	3,160
Planned development	435	-	1
County Total	9,679	40,861	110,054
Smart Growth Vision			75,956
		Household Surplus	34,098

Marin Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	589	5,050	11,784
Medium density residential	157	1,324	4,609
Medium-Low density residential	272	1,377	4,788
Low density residential	687	743	4,058
Very low density residential	210	87	352
County Total	1,326	3,530	13,806
Smart Growth Vision			20,687
		Household Deficit	6,881

Napa Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	27	144	464
Medium density residential	326	3,259	13,037
Medium-Low density residential	5	5	83
Low density residential	74	142	594
County Total	331	3,264	13,120
Smart Growth Vision			4,639
		Household Surplus	8,481

San Francisco City/ Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	1,304	-	122,940
High density residential	1,580	-	74,054
Medium-Low density residential	1,801	-	27,014
County Total	3,381	-	101,068
Smart Growth Vision			255,618
		Household Deficit	154,550

San Mateo Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	1,287	32	4,235
Very high density residential	86	1,652	6,246
High density residential	260	8,123	13,017
Medium density residential	311	5,639	10,967
Medium-Low density residential	1,155	5,094	20,775
Low density residential	2,137	1,276	16,781
Very low density residential	59	5	186
County Total	3,921	20,137	61,726
Smart Growth Vision			87,384
		Household Deficit	25,658

Santa Clara Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	1,615	9,845	30,575
Very high density residential	264	9,080	20,397
High density residential	967	23,058	51,520
Medium density residential	2,535	39,256	76,798
Medium-Low density residential	3,280	23,810	50,159
Low density residential	6,565	3,661	48,981
Very low density residential	406	460	1,082
County Total	13,753	90,245	228,540
Smart Growth Vision			243,730
		Household Deficit	15,190

Solano Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	262	11	50
Medium density residential	222	3,449	7,644
Medium-Low density residential	313	2,383	4,692
Low density residential	671	788	4,884
Very low density residential	0	-	1
County Total	1,207	6,621	17,220
Smart Growth Vision			32,153
		Household Deficit	14,933

Sonoma Co. Residential Planned Land Use within TOD Study Zones

Planned Land Use	Total Acres	Housing Potential-Low	Housing Potential-High
Mixed Use	84	167	362
High density residential	141	2,829	8,488
Medium density residential	418	6,540	14,632
Medium-Low density residential	217	1,517	2,975
Low density residential	1,003	3,337	6,462
Very low density residential	5	1	14
County Total	1,784	14,225	32,571
Smart Growth Vision			28,096
		Household Surplus	4,475

Regional Planned Land Uses within TOD Study Areas

Planned Land Use	Total Acres	Percent of Total
Agricultural	892	0.8%
Urban Reserve	2,110	1.9%
Open space and public lands	6,026	5.3%
Public Facilities	7,383	6.5%
Industrial	15,769	14.0%
High Density Commercial	8,937	7.9%
Low Density Commercial	10,656	9.4%
Mixed Use	8,038	7.1%
Very high density residential	374	0.3%
High density residential	3,278	2.9%
Medium density residential	7,269	6.4%
Medium-Low density residential	8,156	7.2%
Low density residential	26,847	23.8%
Very low density residential	1,756	1.6%
Planned development	2,036	1.8%
Water	24	0.0%
Other - Not Determined	3,354	3.0%
Regional Totals	**112,904**	

Existing BRT

No Data

Planned BRT

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	21.85	400,356	159,903	284,642
Contra Costa Co.	1.58	16,994	7,554	6,748
Napa Co.	1.45	11,724	4,639	13,721
San Mateo Co.	1.20	9,046	4,702	10,149
Santa Clara Co.	25.25	326,594	117,682	228,974
Solano Co.	1.51	20,876	8,097	12,914
Sonoma Co.	0.68	19,268	6,428	8,718

Programmed BRT

No Data

Existing Ferry

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	2.82	41,983	16,134	19,746
Marin Co.	1.34	10,751	5,773	7,167
San Francisco Co.	1.15	37,114	21,967	173,891
Solano Co.	0.37	6,795	3,030	7,836

Planned Ferry

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Contra Costa Co.	4.05	21,041	8,128	12,892
San Francisco Co.	0.60	11,766	5,123	3,880
San Mateo Co.	2.14	5,017	1,987	15,223
Solano Co.	0.81	5,521	2,415	3,349

Programmed Ferry

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
San Francisco Co.	1.22	33,773	19,000	158,816
San Mateo Co.	1.06	44	25	10,043

Existing Light Rail

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
San Francisco Co.	12.70	416,134	189,316	509,838
Santa Clara Co.	23.93	272,118	98,425	262,955

Planned Light Rail

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
San Francisco Co.	7.32	215,393	99,708	389,572
San Mateo Co.	1.08	29	13	1,988
Santa Clara Co.	16.42	241,103	73,221	122,892

Programmed Light Rail

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
San Francisco Co.	7.32	215,393	99,708	389,572
San Mateo Co.	1.08	29	13	1,988

Existing Heavy Rail

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	9.66	87,232	33,615	75,548
Contra Costa Co.	1.54	20,957	6,371	12,206
San Francisco Co.	3.96	82,900	32,568	72,209
San Mateo Co.	10.61	129,631	53,709	111,962
Santa Clara Co.	16.54	201,988	76,032	161,127
Solano Co.	0.95	14,989	4,834	12,776

Planned Heavy Rail

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	16.78	228,893	78,319	158,932
Contra Costa Co.	12.37	65,737	21,968	26,612
Marin Co.	4.47	29,576	12,973	26,106
San Francisco Co.	2.58	56,709	28,575	205,627
San Mateo Co.	4.27	38,640	12,284	30,441
Santa Clara Co.	18.97	279,807	86,616	189,955
Solano Co.	2.55	24,049	7,694	20,433
Sonoma Co.	5.68	75,288	28,096	43,096

Programmed Heavy Rail

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	6.26	118,572	40,997	68,360
Contra Costa Co.	9.94	52,419	17,290	20,383
San Mateo Co.	3.19	38,611	12,271	28,453
Solano Co.	0.23	-	-	325

Resolution 3434

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	11.02	164,285	52,299	97,677
Contra Costa Co.	10.05	44,784	14,989	19,646
Marin Co.	4.23	25,967	11,288	25,317
San Francisco Co.	1.69	86,221	48,580	286,907
San Mateo Co.	2.83	33,240	10,380	27,337
Santa Clara Co.	16.43	261,389	74,041	122,344
Solano Co.	2.55	24,049	7,694	20,433
Sonoma Co.	5.68	75,288	28,096	43,096

Existing BART

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	23.49	466,456	177,052	329,276
Contra Costa Co.	8.29	82,745	33,313	63,412
San Francisco Co.	5.87	235,844	103,484	372,803
San Mateo Co.	4.71	63,866	21,126	47,809

Programmed BART

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	3.58	44,487	14,812	43,964

Planned BART

County_Name	Sq Miles	Population 2025	Households 2025	Jobs 2025
Alameda Co.	3.58	44,487	14,812	43,964
Santa Clara Co.	7.81	136,193	41,551	94,183

Definition	DU/AC Low	DU/AC High
Agricultural, which includes intensive agriculture, extensive agriculture, general agriculture, grazing land	-	-
Urban reserve	-	-
Open space and public lands	-	-
Public Facilities which includes schools, institutional, public/quasi-public facilities	-	-
Industrial, which includes heavy industry and light industry	-	-
High density commercial, which includes downtown commercial, office commercial, highway commercial, civic centers, regional commercial, and other land use with the features of high density commercial	-	-
Low density commercial, which includes neighborhood commercial, general commercial, community commercial, and the commercial land use that is not included in high density commercial	-	-
Mixed use of residential, commercial and/or industrial	-	-
Very high density residential	Greater than 60	
High density residential	40	60
Medium density residential	20	40
Medium-Low density residential	10	20
Low density residential	4	10
Very low density residential	Less than 4	
Planned development, specific plan area, study area	-	-
Water	-	-
Other - Not Determined	-	